

Airport Commission

John Clark, Chair
Scott Tracy, Vice-Chair

Chris Colbert
William Gilbert
Patricia Griffin
Kirk Martin
Bruce Miller

City of Santa Barbara Liaison:
Councilmember Frank Hotchkiss

City of Goleta Liaison:
Councilmember Roger Aceves

CITY OF SANTA BARBARA

**AIRPORT COMMISSION
AGENDA**

May 16, 2012

7:00 pm



Airport Staff

Karen Ramsdell
Airport Director
Hazel Johns
Assistant Airport Director
Tracy Lincoln
Airport Operations Manager
Rebecca Fribley
Sr. Property Management Specialist
Mabel Shatavsky
Airport Commission Secretary

ORDER OF BUSINESS: The regular Airport Commission meeting begins at 7:00 pm in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

PUBLIC COMMENT: At the beginning of the meeting, any member of the public may address the Airport Commission on any subject matter within the jurisdiction of the Airport Commission that is **not** on the Commission's agenda. The total time for public comment is fifteen (15) minutes. If you wish to address the Commission under this item, please complete and deliver to the Airport Director **before the meeting is convened**, a "Request to Speak" form including a description of the subject you wish to address.

REQUEST TO SPEAK: A member of the public may address the Airport Commission regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Commission.

REPORTS: Copies of reports relating to agenda items are available for review in the Airport Administration office, or the City of Santa Barbara's web site: <http://www.SantaBarbaraCA.gov>. Materials related to an item on this agenda submitted to the Airport Commission after distribution of the agenda packet are available for public inspection in the Airport Administration office located at 601 Firestone Road, Santa Barbara, CA 93117, during business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Administration office at 967-7111. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CELLULAR PHONES AND PAGERS: Please turn off cellular phones and pagers or set them to silent mode prior to the start of the meeting. Thank you.

CALL TO ORDER

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

1. Any member of the public may address the Airport Commission on any subject within the jurisdiction of the Commission that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes.

NOTICES

2. That on Thursday, May 10, 2012 at 6:00 pm, the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

MINUTES

3. SUBJECT: MINUTES

RECOMMENDATION: That Commission waive the reading and approve the minutes of the meeting of Wednesday, April 18, 2012.

CONSENT CALENDAR

LEASE AGREEMENTS - Existing Tenants

4. SUBJECT: LEASE AMENDMENT AGREEMENT – AG RX

RECOMMENDATION: That Council Approve and authorize the Airport Director to execute a Lease Amendment Agreement to Lease No. 22980, with Ag Rx, a California Corporation, amending Article 5, "RENTAL", Article 10, "LIABILITY: INSURANCE AND INDEMNIFICATION", and Article 24, "DAMAGE OR DESTRUCTION", to make an early market rate adjustment to the rent and update the terms of the Lease.

5. SUBJECT: LEASE AMENDMENT AGREEMENT – L3 COMMUNICATIONS, MARIPRO, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lease Amendment Agreement with L3 Communications MariPro, Inc., a California Corporation, amending Article 3, "TERM" of Lease Agreement No. 201049, to extend the lease until July 31, 2013.

6. SUBJECT: LICENSE AMENDMENT AGREEMENT – TRANSPORTATION SECURITY ADMINISTRATION

RECOMMENDATION: That Commission approve and authorized the Airport Director to execute a License Amendment Agreement with United States of America, Transportation Security Administration (TSA), to provide new exhibits reflecting reimbursable expenses in the amount of \$2,573.82 per month for providing electricity and janitorial services for the passenger and baggage screening area in the new Airline Terminal.

7. SUBJECT: LEASE AGREEMENT WITH CARPINTERIA MOTOR TRANSPORT (CMT)

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Carpinteria Motor Transport, a California S Corporation, for 10,000 square feet of paved land, at 150 David Love Place, at the Santa Barbara Airport, effective May 1, 2012, for a monthly rental of \$1,500, exclusive of utilities.

8. SUBJECT: LEASE AGREEMENT – FREEDOM PHOTONICS, LLC

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Lease Agreement with Freedom Photonics, LLC, a California Limited Liability Company, for 3,042 square feet of research & development space, at 90 Dean Arnold Place, at the Santa Barbara Airport, for a term of one-year with one (1) one-year option, effective May 1, 2012, for a monthly rental of \$3,179, exclusive of utilities.

9. SUBJECT: LEASE AGREEMENT – PAYSAGE, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Paysage, a California Corporation, for 1,248 square feet of Building 315, 90-A Dean Arnold Place, and 11,333 square feet of paved, fenced land at 40 David Love Place, at the Santa Barbara Airport, effective June 1, 2012, for a monthly rental of \$3,640, exclusive of utilities.

10. SUBJECT: APRIL PROPERTY MANAGEMENT REPORTS

RECOMMENDATION: That Airport Commission receive the Airport Property Management Reports.

LIAISON REPORTS

City of Santa Barbara Liaison Councilmember Frank Hotchkiss

City of Goleta Liaison Councilmember Roger Aceves

ADMINISTRATIVE REPORT

11. SUBJECT: PARKING MANAGEMENT AND OPERATION REQUEST FOR PROPOSALS

RECOMMENDATION: That Airport Commission receive a status report on the solicitation process for the management and operation of the public parking lots and shuttle service at the Airport.

12. SUBJECT: COMMERCIAL GROUND TRANSPORTATION PROGRAM

RECOMMENDATION: That Airport Commission receive a status report on the development and implementation of the Commercial Ground Transportation Program.
– Airport Operations Manager, Tracy Lincoln

13. SUBJECT: LEASE AGREEMENT – BETH HARAKE, DBA SANTA BARBARA STAGING

RECOMMENDATION:

That Commission approve and authorize:

A. An exemption to the storage rate of \$.68, established by Airport Commission in June 2011, to permit a space, which has been vacant for more than a year, to be leased at the rate of \$.649; and

B. Authorize the Airport Director to execute a month-to-month Lease Agreement with Beth Harake, a Sole Proprietor, dba Santa Barbara Staging, for 1,560 square feet of storage in Building 251, at 400-A Robert Marxmiller Place, at the Santa Barbara Airport effective June 1, 2012, for a monthly rental of \$1,000, exclusive of utilities.

14. SUBJECT: WAIVER OF T-HANGAR LOTTERY

RECOMMENDATION: That Airport Commission waive Article II, "Lottery", Sections B. "Periodic Lottery" and C. "General" of the T-Hangar License Agreement, Exhibit B, "Waiting List Policies and Procedures" to allow a qualified applicant to take possession of T-Hangar 12, which is currently vacant.

15. SUBJECT: YOUNG EAGLES DAY - THE EXPERIMENTAL AIRCRAFT ASSOCIATION

RECOMMENDATION: That Airport Commission receive an oral report on the Young Eagles Day held on Saturday, April 28, 2012 – Carl Hopkins

DIRECTOR'S REPORT

16. A. Airport Operations
- Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
1. Air Service
 2. Communications Program
 3. Master Plan RFQ
 4. Property Management
 5. Airline Terminal Public Arts Program
- C. Capital Projects
1. Airport Terminal Improvement Project
- D. Council Actions

ADJOURNMENT